

MOBILE HOME STANDARDS 2010-02

SECTION 1. DEFINITIONS

"Mobile Home" shall mean a movable or portable unit, designed and constructed to be towed on its own chassis, comprised of frame and wheels, and designed to be connected to utilities for year-round occupancy and to provide for complete independent living facilities, including provisions for cooking, sleeping, and sanitation. The term includes units containing parts that may be folded collapsed, or telescoped when being towed and then expanded to provide additional cubic capacity, and units composed of two (2) or more separately towable components designed to be joined into one integral unit capable of being again separated into components for repeated towing. Neither use of a permanent foundation nor removal of wheels, towing devices, or any other alteration shall qualify a mobile home as a conventional single-family dwelling.

SECTION 2. BUILDING PERMIT REQUIRED

It shall be unlawful to place a mobile home within the jurisdiction of the Village of Dix without first obtaining a building permit permitting placement of such mobile home, paying the Permit Fee of \$50.00 and without first complying with the standards established herein.

An application for a building permit shall be submitted to the Board of Trustees of the Village and shall include the following:

- A. The full name, address and telephone number of the applicant.
- B. The address, location, and legal description of the tract of land upon which the mobile home is proposed to be located and the manufacturer's name, serial number, year of manufacture, dimensions and estimated fair market value of the mobile home; said application shall also include a copy of the Certificate of Title, Certificate of origin, Bill of Sale or other document of title. The person seeking issuance of a building permit for a mobile home shall upon application for a building permit provide proof satisfactory to the Board of Trustees of the fair market value of the mobile home. A receipt, contract for sale, or other document showing the sale price executed by the seller or the signed copy of the sales tax return filed with the Illinois Department of Revenue may be submitted by the person seeking a building permit as proof of the value of the mobile home, providing the Board of Trustees shall have the right to, in addition, require the applicant to submit an appraisal by a qualified appraiser to the value of the mobile home.

SECTION 3. MINIMUM LOT SIZE

No lot upon which a mobile home is to be placed shall be less than 5000 (five thousand) square feet. No mobile home shall be placed closer than 10 (ten) feet to the side lot lines if the abutting property is a private yard or private road or closer than 15 (fifteen) feet if the abutting property is a public street. The front set back for a mobile home shall be not less than 15 (fifteen) feet.

SECTION 4. STANDARDS

Unless otherwise approved, all mobile homes placed upon any lot within the jurisdiction of the Village must have been manufactured not less than 10 (ten) years prior to the date of the building permit permitting placement of the mobile home and must comply with the construction standards of the National Manufactured Housing Construction and Safety Standards Act of 1974, which compliance shall be verified by the presence of the permanently attached HUD seal/emblem on the home. In addition, no mobile home shall be placed or thereafter remain upon any lot unless said mobile home shall meet the following requirements:

1. No mobile home when placed shall have a fair market value of less than \$30,000.00 (thirty thousand) nor have a minimum living area floor space less than 720 (seven hundred twenty) square feet, excluding carports, garages, utility or storage rooms and decks or porches.
2. Every mobile home must have at least one approved smoke detector in operating condition with 15 (fifteen) feet of every room used for sleeping purposes.
3. Every mobile home must contain at least one 10 (ten) pound A.B.C. fire extinguisher in working order and easily accessible from the interior of the mobile home.
4. The plumbing system must be safe, sanitary, and in good working condition.
5. The heating and air conditioning system, including any fireplaces, must be safe, in good working order, and installed in accordance with the manufacturer's specifications.
6. The electrical system must be safe and in good working order.

7. The exterior walls and roof shall be structurally sound and tight and free from defects which might admit rain or dampness. All exterior surface materials, including wood, composition, or metal siding, shall be uniform in color, maintained waterproof, and shall be properly surface coated when required to prevent deterioration. Every window, door, and frame shall be constructed and maintained in such relation to the adjacent wall construction so as to be weather tight. Every window sash shall be fully supplied with approved glazing materials which are without open cracks and holes.

8. Each mobile home utilizing gas shall be connected to the mobile home site outlet by a listed flexible mobile home connector of sufficient capacity to supply gas to the connected load. Approved rigid pipe fittings shall be used between the flexible connector and the mobile home site gas outlet if the distance between the mobile home site gas outlet and the mobile home gas service connections exceeds 6(six) feet. All gas revisers, regulators meters, valves, or other exposed equipment shall be protected from physical damage by vehicles or other causes.

9. Each mobile home shall have suitable stairs and a porch or deck permitting access into the mobile home; the porch or deck providing primary access into the mobile home shall be not less than 25(twenty-five) square feet. Every stair, porch, deck, or other appurtenance attached to the mobile home shall be so constructed as to be maintained in sound condition and good repair. Every stair, porch, deck, or other appurtenance shall have rails if more than 30 (thirty) inches above the ground surface.

10. At a minimum, vinyl skirting shall be installed around the perimeter of each existing mobile home within the Village limits within 30 days of notification of this updated ordinance. The required skirting must be securely attached and maintained against deterioration. The skirting must be uniform in color and appearance. Any new mobile home or manufactured home must be placed upon a permanent footing with concrete or masonry blocks foundation and is site – built. It shall have attachment points to anchor and stabilize the manufactured home to transfer all loads, herein defined, to the underlying soil or rock. The permanent foundations shall be structurally developed in accordance with this document or be structurally designed by a licensed professional engineer per requirement of HUD Permanent Foundations Guide for Manufactured Housing (4930.3G), of August 1989, with updates and revisions. The complete HUD guide may be found at:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/guide/books/4930.3G

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11. All mobile homes shall be securely anchored in accordance with the tie down requirements of the Illinois Mobile Home Tie down Act 210 ILCS 120/1' et seq.
12. All floors, walls (including windows and doors), ceilings, and other interior surfaces shall be maintained in good, sanitary, and structurally sound condition.
13. A mobile home shall be used only as a residential dwelling unit. No mobile home shall be used as a storage building upon any lot at any time nor shall a mobile home be used as a commercial or business structure or any other use.

SECTION 5. ENFORCEMENT

When a complaint shall be made by a person to the Board of Trustees of the Village of Dix about any condition that exists which violates the provisions of the Ordinance, the Board of Trustees or its designee shall serve or cause to be served a Notice in writing upon the owner and occupant of the mobile home alleged to be in violation, which such Notice shall describe the alleged violation and shall require the owner and occupant to remedy the violation with a reasonable time of not more than 30 (thirty) days after service of such Notice. The Notice shall be served in writing, either personally or to the last-known address of such person or persons; or, if no address is known, by posting Notice upon the mobile home. In the event the owner or occupant shall fail, neglect, or refuse to remedy the violation with 30 (thirty) days after the service of Notice, then the Village may proceed to remedy the violation, including the institution of legal action against the owner and/or occupant for the Order authorizing removal of the mobile home or for imposition of a fine or for issuance of an injunction and for such other remedies as provided by law. All costs and expenses incurred by the Village in obtaining removal of the mobile home or in otherwise remedying the violation shall be assessed and shall be a lien against the owner and occupant of the mobile home. Costs and expenses shall include but shall not be limited to: inspection and re-inspection fees; title searches; postage or service fees; costs of Notice preparation, labor expenses; man-hour costs; machinery and equipment costs and fees; travel time for equipment to and from the property; other costs associated within the remedying of the violation; the cost of disposal of materials, debris, or other such items; administrative and clerical costs; all reasonable attorney fees and costs arising from preparation, institution, enforcement, collection, or foreclosure of any lien or suit filed or defended hereunder; and any other cost or expense incurred by the Village pursuant to exercise of its authority hereunder. Costs assessed against a mobile home may be recovered by the Village by public sale of the mobile home pursuant to and in accordance with such Order as may be entered by the Circuit Court of Jefferson County, Illinois within the enforcement action, provided no such sale shall occur until after Notice is given to each party known to have a lien or other interest in said mobile home.

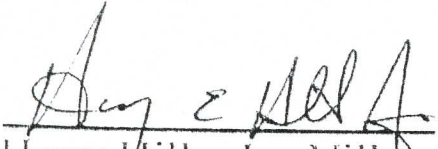
SECTION 6. PENALTY

Any person who violates or omits or refuses to comply with the provisions of this Article will be subject to a fine of not less than \$50.00 (fifty) or more than \$200.00 (two hundred) for each separate offense, and a separate offense shall be deemed to have been committed upon each day on which such violation occurs or continues.

ADOPTED THIS 13th DAY OF April 2010

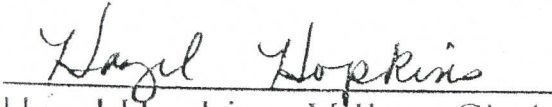
AYES: Darrell Hungate, Leo Pijut, Bill Ellis, Ryan Fatheree, Nana Koenegstein, Ron Hopkins

NAYS: -0-



Harry Mills, Jr., Village
e President

4-13-2010
Date



Hazel Hopkins, Village Clerk

4-13-2010
Date

The Dix Village Board at a regular meeting held on July 8, 2014, amended the Mobile Home Standards Ordinance 2010-02. The amendment covers Section 4 Item 1, by changing minimum value of the home from \$5,000 (five thousand) to \$10,000 (ten thousand). The Village Board approved the above amendment on a 5-0 unanimous vote.

Larry Mooney 7-8-2014
Village President Date

Debra Q. Reial 7-8-2014
Village Clerk Date

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The Dix Village Board at a regular meeting held on October 11, 2016, amended the Mobile Home Standards Ordinance 2010 – 02. The amendment covers Section 4 Item 1, by changing minimum value of the home from \$10,000 (ten thousand) to \$30,000 (thirty thousand), covers Section 2 by changing the Permit Fee status from No Permit Fee to a flat Permit Fee of \$50.00 (fifty), covers Section 6 (Penalty) by increasing the minimum fine from \$5.00 (five) to \$50.00 (fifty), and covers language changes on Section 4 Item 10 and Item 13. The Village Board approved the above amendments on a 6 – 0 unanimous vote.

Larry Mooney
Village President

October 11, 2016
Date

Debra J. Pugh
Village Clerk

October 11, 2016
Date